

June 20, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0290

Michael B. Chaney

Dale Magisterial District
East line of Ironbridge Road

REQUEST: Rezoning from Agricultural (A) and Corporate Office (O-2) to General Business (C-5).

PROPOSED LAND USE:

Commercial, office and light industrial uses, as restricted by Proffered Condition 12, are planned.

RECOMMENDATION

Recommend denial for the following reason:

The proposed zoning and land use does not conform to the Central Area Plan which designates the area as a Mixed Use Corridor where professional, business, industrial and administrative offices as well as residential developments of various densities are appropriate.

- (NOTES: A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.
- B. IT SHOULD BE NOTED THAT REVISED PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES

FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO REVIEW THESE AMENDED PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

1. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)
2. Direct vehicular access from the property to Iron Bridge Road (Route 10) shall be limited to one (1) entrances/exit located towards the northern property line. The exact location of this access shall be approved by the Transportation Department. (T)
3. Within sixty (60) days of a written request or prior to site plan approval, whichever occurs first, one hundred (100) feet right-of-way on the east side of Route 10 measured from the centerline of the roadway immediately adjacent to the property shall be dedicated, free and unrestricted, to Chesterfield County. (T)
4. Prior to any site plan approval, an access easement, acceptable to the Transportation Department, shall be recorded from Route 10 to the adjacent property to the south. (T)
5. The owner/developer shall be responsible for the following:
 - A. Construction of an additional lane of pavement along Route 10 for the entire property frontage.
 - B. Construction of a separate right turn lane based on Transportation Department standards;
 - C. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
6. Prior to any site plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 5, shall be submitted to and approved by the Transportation Department. (T)
7. Screening of outside storage areas shall be accomplished by the use of durable opaque fences and gates constructed of masonry pillars with solid sections made of comparable materials to the principal building and using a design compatible to the

principal building. Screening of outside storage areas from Iron Bridge Road (Route 10) and Tax ID #771-671-0202 (unless and until it is rezoned to allow non-residential use) shall be accompanied by a brick, EFIS, stone, or masonry wall and an opaque fence design compatible with the principal building. This design shall also be generally compatible to the wall/fence design utilized on Tax ID #772-672-3298. (P)

Note: This requirement is in addition to the screening requirements of the Zoning Ordinance.)

8. Freestanding business signs shall be of a monument style. No exterior illuminated signs shall be permitted with the exception of one (1) project sign. (P)
9. Freestanding light fixtures shall not exceed a height of twenty (20) feet measured from the top of curb. (P)
10. No building shall exceed 30,000 gross square feet in area. (P)
11. Each building exterior (all sides) shall be constructed with a Concrete Masonry Unit (CMU), brick or metal with an Exterior Insulation Finishing System (EIFS) finish for a height of eight (8) feet measured from ground elevation (excluding openings for doors, windows or similar features). Any building exterior which faces an unscreened outside storage or loading area on an adjacent property, which faces an on-site outside storage area serving the subject building that is screened in accordance with Proffered Condition 7, or any building exterior that is deemed to be adequately screened due to, but not limited to, topography, vegetation or similar features shall not be required to be constructed of the above materials provided the architectural treatment of the side otherwise complies with the Zoning Ordinance. (P)

Note: This requirement is in addition to the architectural requirements of the Zoning Ordinance.)

12. Permitted uses shall be limited to the following:
 - A. Within 220 feet from the ultimate right of way of Iron Bridge Road, permitted uses on Tax ID 771-671-5480 shall be limited to:
 - i. Uses permitted by right or with restrictions in the Corporate Office (O-2) District.
 - ii. Contractors' offices and display rooms
 - B. Building material sales yards, not including concrete mixing.
 - C. Contractor's shops and storage yards.
 - D. Wholesaling houses and distributors.

- E. Carpenter and cabinetmakers' offices and display rooms.
- F. Contractors' offices and display rooms.
- G. Electrical, plumbing or heating supply sales, service and related display rooms.
- H. Greenhouses or nurseries.
- I. Warehouses for permitted uses, provided that such buildings shall be set back a minimum of 100 feet from adjacent R, R-TH, R-MF or O Districts or A Districts that are shown on the comprehensive plan for R, R-TH, R-MF or O use when loading/warehouse areas are oriented toward such properties. The 100-foot setback shall be landscaped according to section 19-513(a)(4) of the Development Standards Manual. When loading/warehouse areas are oriented away from adjacent R, R-TH, R-MF or O Districts, setbacks shall be governed by the setbacks of this district.
- J. Continuous outside display of merchandise for sale, as accessory to a permitted use, provided that:
 - i. Merchandise shall be located under a pedestrian way that does not exceed 16 feet in width;
 - ii. No more than five percent of the gross floor area of the principal use shall be used for outside display purposes; and
 - iii. Merchandise is displayed so that it does not obstruct pedestrian access.

GENERAL INFORMATION

Location:

East line of Ironbridge Road, north of White Pine Road. Tax IDs 771-671-5480 and parts of 1114, 1627, 2640 and 3152. (Sheet 17).

Existing Zoning:

O-2 and A

Size:

16 acres

Existing Land Use:

Vacant/wooded

Adjacent Zoning and Land Use:

North, South and East – A; Single family residential, public/semi-public (public park) or vacant
West - A and O-2 with Conditional Use Planned Development; single family residential, office or vacant

UTILITIES

Public Water System:

A sixteen (16) inch water line extends along the northwest side of Iron Bridge Road, opposite this site. The public water system is available to serve this site. Use of public water is required by County Code.

Public Wastewater System:

There is an existing twenty-one (21) inch wastewater trunk line extending along Reedy Branch that terminates adjacent to Indian Springs Road, approximately 11,000 feet east of this site. The public wastewater system is not available to serve this site.

Individual Septic Systems

The Health Department must approve any new or expanded use of individual septic systems to support the proposed uses.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the north and east to two (2) perennial streams that make up the head waters of Reedy Creek and eventually Kingsland Creek. The property is heavily wooded and should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering and the appropriate devices installed (Proffered Condition 1). This will ensure that proper erosion control measures are in place prior to development.

There are no on- or off-site drainage or erosion problems known at this time and none are anticipated after development.

PUBLIC FACILITIES

Fire Service:

Airport Fire Station, Company Number 15 currently provides fire protection and emergency medical service. This request will have a minimal impact Fire and EMS

Transportation:

The applicant has proffered to limit uses on the property as outlined in Proffered Condition 12. Based on general office trip rates, development of the property could generate approximately 1,600 average daily trips (ADT). These vehicles will initially be distributed along Iron Bridge Road (Route 10), which had a 2003 traffic count of 30,048 vehicles per day. This section of Route 10 was functioning at an acceptable level (Level of Service B) for the volume of traffic it carried during peak hours.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right-of-way width of 120 to 200 feet. The applicant has proffered to dedicate 100 feet of right-of-way, measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 3)

Development must adhere to the Development Standards Manual (Article VII) in the Zoning Ordinance relative to access and internal circulation (Division 1, Subdivision V). Vehicular access to major arterials such as Route 10 should be controlled. The applicant has proffered to limit direct vehicular access from the property to Route 10 to one (1) entrance/exit located towards the northern property line (Proffered Condition 2). The applicant has also proffered to record an easement across the property to share this access with the adjacent property to the south. (Proffered Condition 4)

The traffic impact of this development must be addressed. The applicant has proffered to construct an additional eastbound lane and separate right turn lane along Route 10, based on Transportation Department standards (Proffered Condition 5). Proffered Condition 6 allows for a phasing plan for these improvements to be approved by the Transportation Department. The Transportation Department anticipates requiring construction of the additional eastbound lane with the initial development on the property and the separate right turn lane if traffic at the approved entrance/exit is anticipated to exceed 3,000 vehicles per day.

Specific recommendations regarding access and internal circulation will be made during site plan review.

LAND USE

Comprehensive Plan:

The request property lies in an area designated as a Mixed Use Corridor on the Central Area

Plan. The Plan suggests the Mixed Use Corridor is appropriate for professional, business, industrial and administrative offices, as well as residential developments of various densities. The Plan also notes that nursery schools, child or adult day care centers, kindergartens, hospitals and other places of assembly are not appropriate on Iron Bridge Road between Kingsland Road and Route 288 due to the proximity to the Runway Approach Surface at the County Airport.

Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Corporate Office (O-2) and are occupied by single family dwellings, office use, a public park or are vacant.

Zoning History:

On May 28, 2003, upon a favorable recommendation from the Planning Commission, the Board of Supervisors approved rezoning of a portion of the request property from Agricultural (A) to Corporate Office (O-2) subject to conditions which control vehicular access to Ironbridge Road and which prohibit “assembly” uses such as nursery schools, child and adult care centers, kindergartens, hospitals and other places of assembly because of the proximity of the property to the Airport Runway Approach Surface.

Use Limitations:

To address concerns of the Dale District Planning Commissioner, Proffered Condition 12 limits permitted uses.

Site Design:

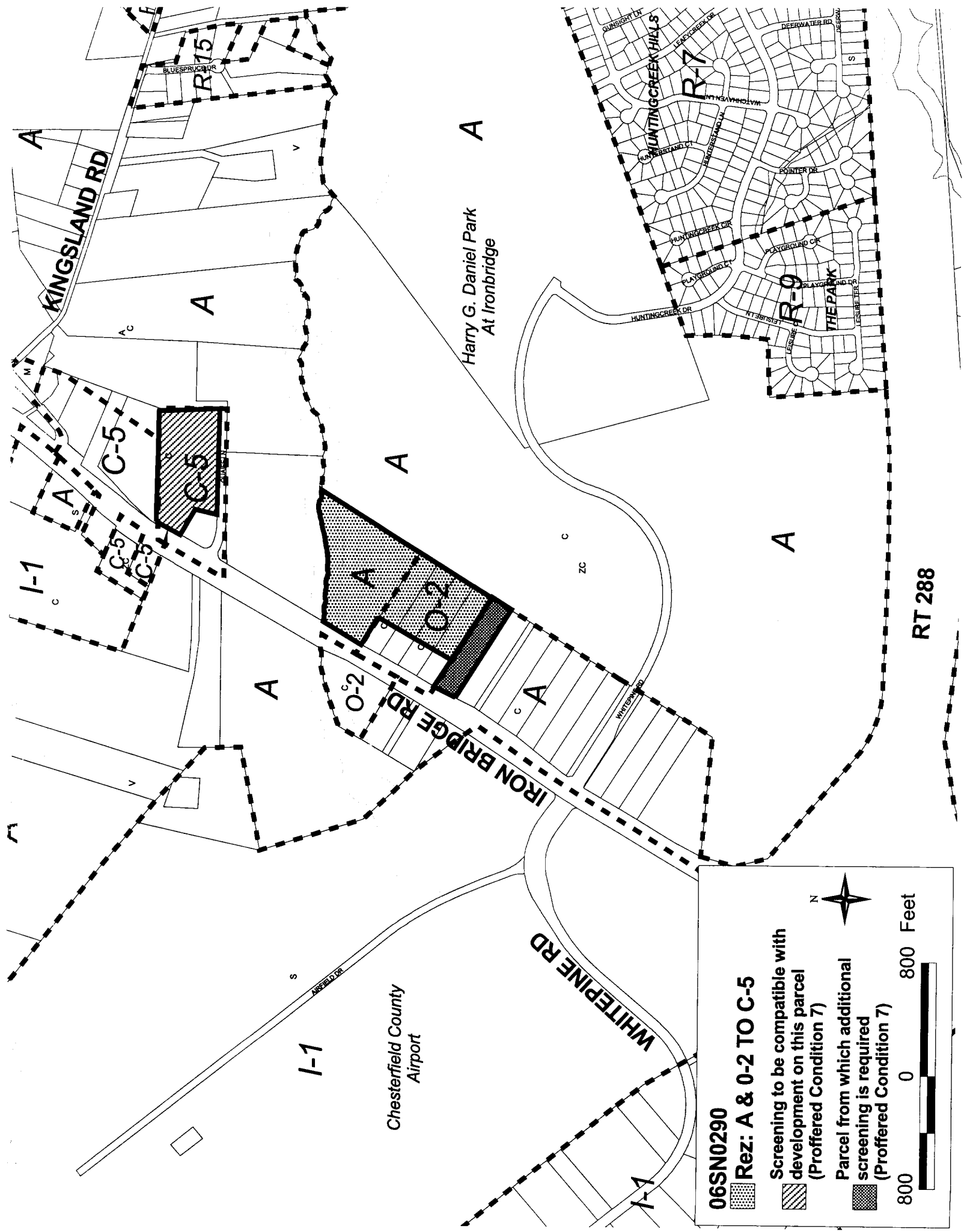
The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of mechanical equipment. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Development of the request property will be subject to these Ordinance standards, except as provided herein relative to building size and architectural treatment, lighting, and signage. (Proffered Conditions 8, 9, 10 and 11)

Further, to address a concern of the Dale District Planning Commissioner, Proffered Condition 7 requires screening of outside storage areas to be accomplished by the use of durable opaque fences and gates constructed of masonry pillars with solid sections made of comparable materials to the principal building and using a design compatible to the principal building, as well as being generally compatible with screening provided on a mini-warehouse facility located north of the request property on Tax ID 772-672-3298.

CONCLUSIONS

The proposed zoning and land use does not conform to the Central Area Plan which designates the area as a Mixed Use Corridor where professional, business, industrial and administrative offices as well as residential developments of various densities are appropriate.

Given this consideration, denial of the request is recommended.



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Rez: A & O-2 TO C-5

Screening to be compatible with development on this parcel (Proffered Condition 7)

Parcel from which additional screening is required (Proffered Condition 7)

N

800 0 400 800 Feet